148.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,300 / 871,300
					USE VALUE:	871,300 / 871,300
					ASSESSED:	871,300 / 871,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINK JOSHUA ADAM & TWYLA L
Owner 2:	
Owner 3:	
Street 1:	10 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POTHIER THEODORE--ETAL -
Owner 2:	POTHIER DONNA MARIE -
Street 1:	10 QUINCY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,195 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4195.000	486,100	3,100	382,100	871,300
Total Card	0.096	486,100	3,100	382,100	871,300
Total Parcel	0.096	486,100	3,100	382,100	871,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.04 | /Parcel: 352.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97460
GIS Ref:
GIS Ref:
Insp Date: 06/11/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	456,300	3100	4,195.	382,100	841,500	841,500	Year End Roll	12/18/2019
2019	104	FV	355,700	3100	4,195.	382,100	740,900	740,900	Year End Roll	1/3/2019
2018	104	FV	355,700	8000	4,195.	338,400	702,100	702,100	Year End Roll	12/20/2017
2017	104	FV	333,700	8000	4,195.	283,800	625,500	625,500	Year End Roll	1/3/2017
2016	104	FV	333,700	8000	4,195.	283,800	625,500	625,500	Year End	1/4/2016
2015	104	FV	297,500	8200	4,195.	245,600	551,300	551,300	Year End Roll	12/11/2014
2014	104	FV	297,500	8200	4,195.	237,400	543,100	543,100	Year End Roll	12/16/2013
2013	104	FV	309,500	8200	4,195.	226,000	543,700	543,700		12/13/2012

!11576!

PRINT

Date	Time
12/11/20	01:43:53

LAST REV

Date	Time
06/11/20	14:24:07
danam	
11576	

USER DEFINED

Prior Id # 1:	97460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTHIER THEODOR	58259-309		1/10/2012	Change>Sale	510,000	No	No		
	17544-322		11/1/1986		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2019	139	Inter Fi	98,000	O				
5/9/2012	591	Redo Kit	46,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2020	Measured	DGM	D Mann
6/11/2020	Permit Visit	DGM	D Mann
6/27/2018	MEAS&NOTICE	HS	Hanne S
6/19/2012	Info Fm Prmt	BR	B Rossignol
4/9/2012	MLS	EMK	Ellen K
10/30/2008	Meas/Inspect	189	PATRIOT
1/15/2000	Inspected	197	PATRIOT
11/30/1999	Measured	263	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4195		Sq. Ft.	Site		0	70.	1.30	8									382,094						382,100	

Total AC/HA: 0.09630 | Total SF/SM: 4195 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 382,094 | Spl Credit | Total: 382,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	1.02900207
Adj $ / SQ:	197.194
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660487
Depreciation:	174369
Depreciated Total:	486119

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
1	5	2	
Totals			
2	15	6	

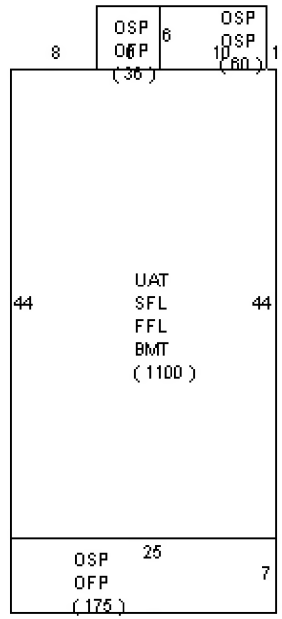
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	197.19
Special Features:	0	Val/Su Net:	118.07
Final Total:	486100	Val/Su SzAd	220.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	59.160	65,074
FFL	First Floor	1,100	197.190	216,914
SFL	Second Floor	1,100	197.190	216,914
OSP	Screen Porch	331	24.320	8,050
UAT	Upper Attic	275	151.840	41,756
OFP	Open Porch	211	25.030	5,280
	Net Sketched Area:	4,117	Total:	553,988
Size Ad	2200	Gross Are	4942	FinArea 2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	26X8	F	AV	1985	9.73	T	27.2	104			1,500			1,500
22	Wood Deck	D	Y	1	11X14	A	AV	1995	12.49	T	19.2	104			1,600			1,600

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100